

**Town of Kinderhook
Planning Board Workshop
3211 Church Street
Valatie, NY 12184
October 9, 2014**

Approved 11/13/2014

Minutes

The Workshop of the Town of Kinderhook Planning Board was held on Thursday, September 11, 2014, beginning at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The workshop was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Chris Simonsen
Dale Berlin
William Butcher
Guy Rivenburgh
Daniel Weiller
Jake Samascott
Jason Graham
Nataly Dee, Secretary

Excused:

Peter Haemmerlein
Andy Howard, Town Attorney
Patrick Prendergast, Engineer

Absent:

None

B. Correspondence

1. Review of Minutes:

July 10, 2014 – Workshop
July 17, 2014 – Meeting
August 14, 2014 – Workshop - RESEND
August 21, 2014 – Meeting
September 11, 2014 – Workshop
September 18, 2014 - Meeting

C. Public Hearings

1. Drs. Nancy Ann Quimby and David Picchione, Maple Lane, Valatie – Site Plan Review – Scheduled for October 16, 2014, at 7:05pm;

No one was in attendance to represent this application

D. Old Business

1. Robert & Maryanne Broderick, 3 Rose Street, Niverville – Minor Subdivision;

Mr. Cavagnaro recused herself from the proceedings.

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Mr. Cavagnaro addressed the board and distributed the plans. He stated that the Area Variance was approved by the ZBA at their last meeting. He reviewed the specifics of the proposal for the board noting the sizes of the proposed lots (.5 for the Broderick's lot and .85 acre for the new lot). He noted that the Board of Health visit is scheduled for next week and they are wrapping up the perk tests. Mr. Cavagnaro stated that they are considering swapping the location of the proposed house site and proposed septic location. Revised plans will be submitted. He will consult with the Highway Department regarding the curb cut. Mr. Simonsen stated that the Zoning District should be noted and setbacks should be labeled on the plan. The topography of the parcel was reviewed. Contour lines were discussed noting that they are required and may need to be less than 10' to be relevant.

Ms. Keegan-Cavagnaro rejoined the board.

2. Tim Sullivan, 84 Ottoville Road, Niverville – Minor Subdivision;

Project has been referred to the ZBA. No one was in attendance to represent this application.

3. Napa Auto Parts, Route 9 – Site Plan Review for Additional Building;

No one was in attendance to represent this application.

4. Valatie Rescue Squad, Rod and Gun Club Road, Valatie – Minor Subdivision/Lot Line Adjustment;

Derick LaTorre, President of the Rescue Squad, addressed the board and distributed revised plans for the board's review. He reviewed the proposal for the board. There are questions about the setbacks from the original subdivision in 2004, as there are discrepancies in the setbacks from the original subdivision from the plans currently under review. The previously approved plans note a 75' setback. The applicant would prefer to have the setbacks reflect 50' setbacks as is called for in the code. A lengthy discussion of the setbacks and the previous approval ensued. A soil and water report from the Department of Health dated June 24, 2004, was read by the Chairwoman. Minutes from May 20, 2004, at which the Public Hearing for the subdivision was held were read by the secretary. There is no mention of setbacks in the minutes. The subdivision was not a conservation subdivision. There was concern about drainage on lot 4. The attorney will have to be consulted regarding this matter. Mr. LaTorre asked if there are any other issues besides the setbacks. The issue of the conservation subdivision was broached, but again it is still unknown. The issue of the curb cut location was discussed. Mr. LaTorre indicated that at this time he does not know where a potential building and driveway would be located.

Mr. LaTorre provided the board with a brief history of the VRS and their difficulty finding a suitable location. Their current location is totally unsuitable to their current needs. He explained why the Rod and Gun Club Road property is actually a good location due to its proximity to Barnwell and VMA and the call volume that they get from those locations. A discussion of the needs and intentions of the Rescue Squad ensued.

E. New Business

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None.

F. ZBA Opinions

1. Robert & Maryanne Broderick, 3 Rose Street, Niverville – Area Variance was approved.

G. Liaisons

1. Village Planning Boards: Nothing to report.
2. Town Board: Nothing to report.
3. NYSEG Project: Mr. Simonsen reported that the initial administrative law judge that was going to hear the details of the project bowed out. A new judge has been appointed. A schedule extension has been granted to allow for further comments, etc.

H. Other

1. Public Comment

Mr. Ed Simonsen addressed the board and thanked the board for the opportunity. He wanted to address the board's recommendation to the Town Board regarding proposed Local Law 1. He stated that the proposal is far beyond what came out of the last Comprehensive Plan review which he finds disturbing. Mr. Simonsen reviewed the history of the development of the Comprehensive Plan and how we got where we are today. If you go back before the Comprehensive Plan, there were 3 other opportunities to develop a plan. Murphy & Kren Master Plan and Zoning was submitted in 1971. Zoning was adopted at that time, but the master plan was not. Kinderhook 2000 was written in 1987, and Bagdon Master plan in 1989. Mr. Simonsen spoke about activities in the 1990's that lead to the Comprehensive Plan noting 2 gravel mines in town and McDonald's. These issues brought people together. He spoke about the design issues that were considered. These events created renewed interest in the issue. The Supervisor at the time believed in balance and to meet the needs of all people in the community. In the summer of 1996 the committee convened consisting of a variety of individuals to represent a wide variety of interests. Mr. Simonsen spoke about the process of developing the plan. Finally, they created a document that was acceptable. Several public meetings and hearings were held during this process. In 2001, a Comprehensive Plan Implementation Committee to integrate the plan into the code was convened, changes were made and the Comprehensive Plan was adopted and incorporated.

Mr. Simonse spoke about Widewater's appearing before the Planning Board. A partial list of those plans were submitted to and vetted by the Planning Board include Hannaford Plaza, Stewart's, Mavis Tire, OK Storage, expansion of Starkman's building, CVS, Convenient Self Storage, and Dunkin' Donuts. And do not forget the roundabout. At the time, DOT insisted that the roundabout would be perfect. Not too many months later they were making modifications.

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Ms. Keegan-Cavagnaro invited Mr. Simonsen to attend the next meeting to conclude his comments.

Mr. Simonsen commended the board on their questions and thanked the board.

A motion to adjourn the workshop was made by Mr. Butcher. Motion seconded by Mr. Graham. All in favor. Motion carried; workshop adjourned at 8:45pm.

Respectfully submitted,

Nataly Dee, Secretary